

\$630,000 - 1926 8 Avenue, Wainwright

MLS® #A2246639

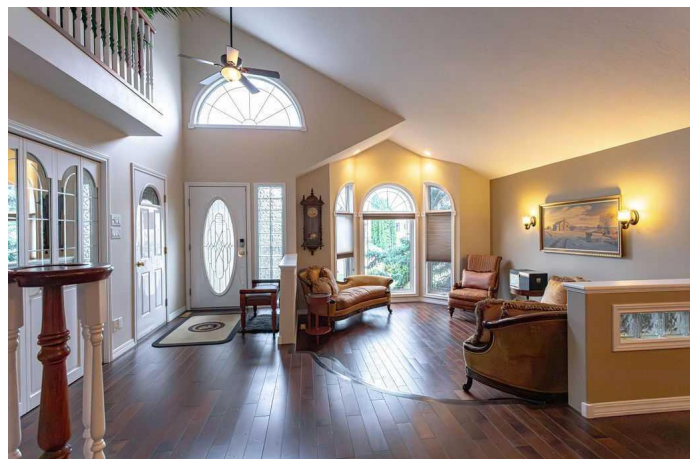
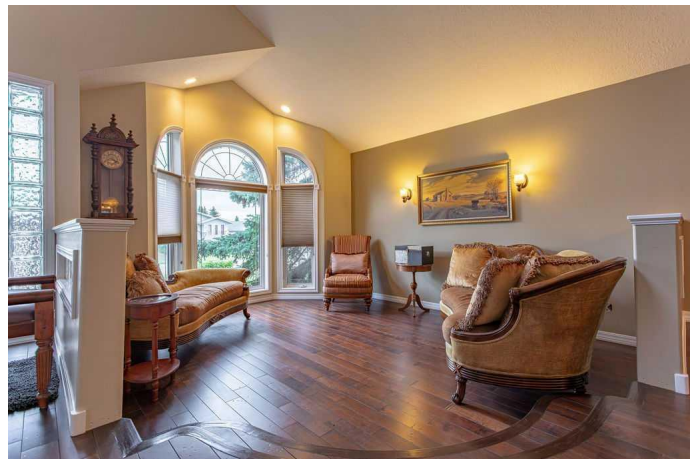
\$630,000

4 Bedroom, 4.00 Bathroom, 2,078 sqft

Residential on 0.24 Acres

NONE, Wainwright, Alberta

Step into this beautifully updated 2-storey split, perfectly positioned backing onto the peaceful trails of Bevans Nature Park. From the moment you walk in, you're greeted by soaring vaulted ceilings and a sun-soaked open-concept layout that seamlessly connects the living room, dining area, and kitchen. The kitchen is a chef's dream featuring refurbished cabinetry, stainless steel appliances, a corner pantry, and easy access to the back deck, ideal for summer BBQs. The spacious main floor primary suite offers a private retreat with a walk-in closet and 4-piece ensuite, while the nearby laundry room adds everyday convenience. Upstairs, you'll find two generously sized bedrooms, each with their own sink area, connected by a clever Jack-and-Jill bathroom, plus a cozy reading nook overlooking the main floor. The basement is designed for entertaining, with a large games room (pool table included!), a theatre room, a stylish wet bar, and a luxurious guest bedroom paired with a beautifully renovated bathroom featuring a massive shower and dressing area. Enjoy year-round comfort with in-floor heating, air conditioning, and on-demand hot water. Additional perks include a natural gas BBQ hookup, an oversized garage, and a private hot tub oasis to unwind after a long day. This home blends modern updates with warm, inviting spaces you won't want to leave! *Poly-B Incentive of \$15,000 if sold by September 30/2025*



Built in 1994

Essential Information

| | |
|----------------|----------------|
| MLS® # | A2246639 |
| Price | \$630,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,078 |
| Acres | 0.24 |
| Year Built | 1994 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey Split |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 1926 8 Avenue |
| Subdivision | NONE |
| City | Wainwright |
| County | Wainwright No. 61, M.D. of |
| Province | Alberta |
| Postal Code | T9W 1H6 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Garage Door Opener, Garage Faces Front, Concrete Driveway |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Walk-In Closet(s) |
| Appliances | Bar Fridge, Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |

| | |
|----------|----------------|
| Basement | Finished, Full |
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Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Private Yard, Storage |
|-------------------|-----------------------|

| | |
|-----------------|---|
| Lot Description | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, No Neighbours Behind, Rectangular Lot, Secluded |
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|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

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|--------------|--------------------|
| Construction | Stucco, Wood Frame |
|--------------|--------------------|

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|------------|------|
| Foundation | Wood |
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Additional Information

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| Date Listed | August 6th, 2025 |
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|----------------|----|
| Days on Market | 14 |
|----------------|----|

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|--------|----|
| Zoning | R1 |
|--------|----|

Listing Details

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|----------------|--------------------------------|
| Listing Office | COLDWELLBANKER HOMETOWN REALTY |
|----------------|--------------------------------|

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